



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

DATE: June 15, 2010

TO: Councilmember Sally Clark, Chair
Committee on the Built Environment

FROM: Gordon Clowers, Land Use Planner

RE: Council Bill 116778 – updates to the design guidelines for the Northgate Planning Area

These proposed updates to the neighborhood design guidelines were developed with the community, including neighborhood and property owner involvement, and City oversight. The guidelines would apply within the Northgate planning area, which includes a number of neighborhoods. The proposed updates would augment the Citywide Design Guidelines for Multifamily and Commercial Development and form the basis for design review in the Northgate area.

The public outreach process included four formal meetings with Northgate stakeholders held between July and November 2009. Three of these meetings were attended by a subcommittee of 6-10 members of the Northgate Stakeholder Group, representing neighborhoods in and around Northgate. The fourth meeting convened the entire Northgate Stakeholder Group, which formally advised the City to adopt the revised guidelines. In addition, staff provided briefings on the updated guidelines at meetings of the Pinehurst and Maple Leaf Community Councils, and North District Council in late Fall 2009.

The updates would reinforce themes related to connectivity of pedestrian networks, high-quality streetscapes and public open spaces, and good relationships between buildings and the adjacent streets and public spaces. The updates also would strengthen guidelines related to sustainable development. The updates include the following:

1. Pages iii-iv and 4-5. The community's pedestrian connectivity and streetscape design quality objectives are better articulated. Also, the guidelines further reference green streets.
2. Pages 19-22. Updates stress the importance of increasing publicly accessible open spaces and connections between them, and the related pedestrian circulation, aesthetic and natural environment value. This includes descriptions of the value of better links to key amenities within the neighborhood such as the planned light rail station, Thornton Creek water quality channel, library/community center and Hubbard Homestead Park. It also includes design guidance for lots adjoining public open spaces.
3. Page 28. Sustainable design is explained, such as retaining existing natural systems and incorporating new design elements with sustainable benefits.

We appreciate your time in considering this legislation and will be available to answer any questions you may have.



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